Zoning code changes to address solar installations

Presentation to the Neighborhood Committee
May 18, 2011

Current practice

- Treated as a permitted accessory use in all zoning districts
  - Building mounted systems are subject to dimension standards for the building
  - Freestanding systems are subject to dimension and location standards of accessory structures
- DSI plan review and zoning staff review the application before permits are issued.

Two types of installations

- Building mounted

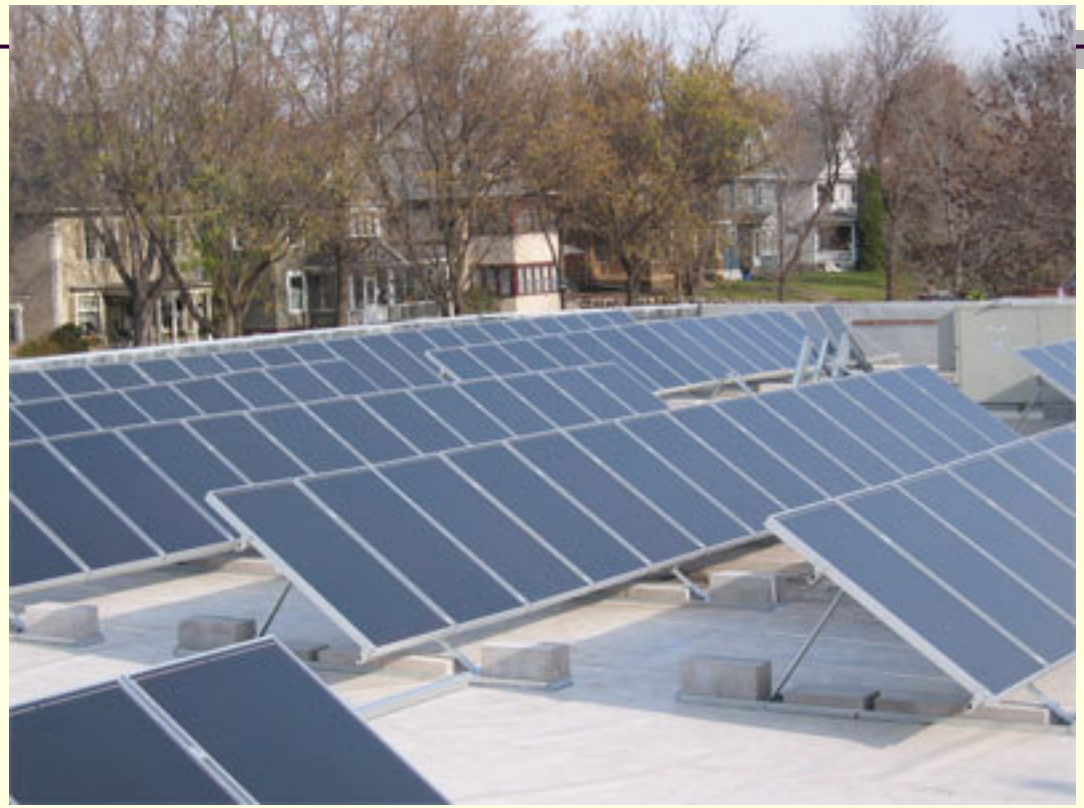
- Freestanding/active

Code proposal

- Permit in all zoning districts as accessory use
- Minor change to language in 63.110 to ensure that the visual impact of rooftop equipment is reduced.
- Add “Solar energy system” to the accessory uses listed in 65.910
- Clarify that building mounted systems are subject to the dimensional standards of the building.
- Clarify that building mounted systems shall not exceed the height of a gable, gambrel, hip or mansard roof and shall not extend more than 12 feet above the surface of a flat or shed roof.
- Clarify that ground-mounted freestanding solar energy systems are regulated as accessory buildings with flat or shed roofs and shall not exceed 20 feet in height.

Local examples

Izzy's Ice Cream, Saint Paul



District Energy/RiverCentre, Saint Paul

One megawatt installation on roof of RiverCentre

St. John's, Collegeville

400 kilowatt installation in Collegeville

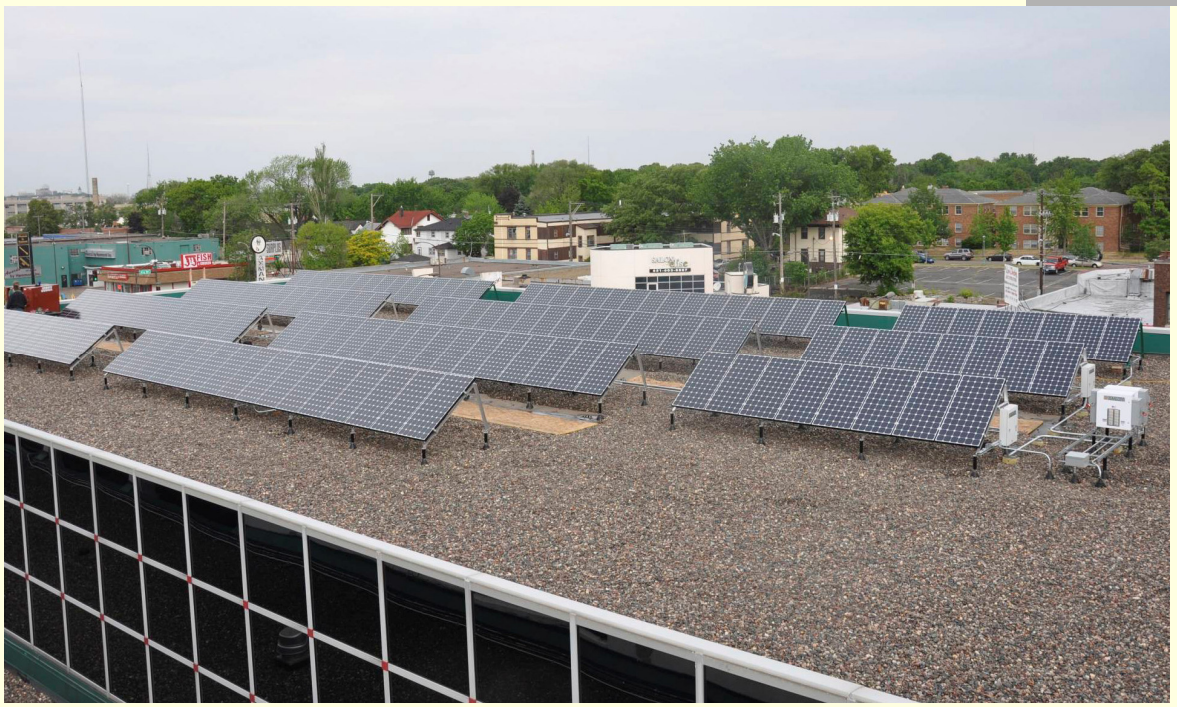
Minneapolis Convention Center

600 kilowatt installation in Minneapolis

Flannery Construction, Saint Paul

Solar heat installation at Flannery Construction on I-94

Spruce Tree Center, Saint Paul



Photovoltaic system at Spruce Tree Center on University

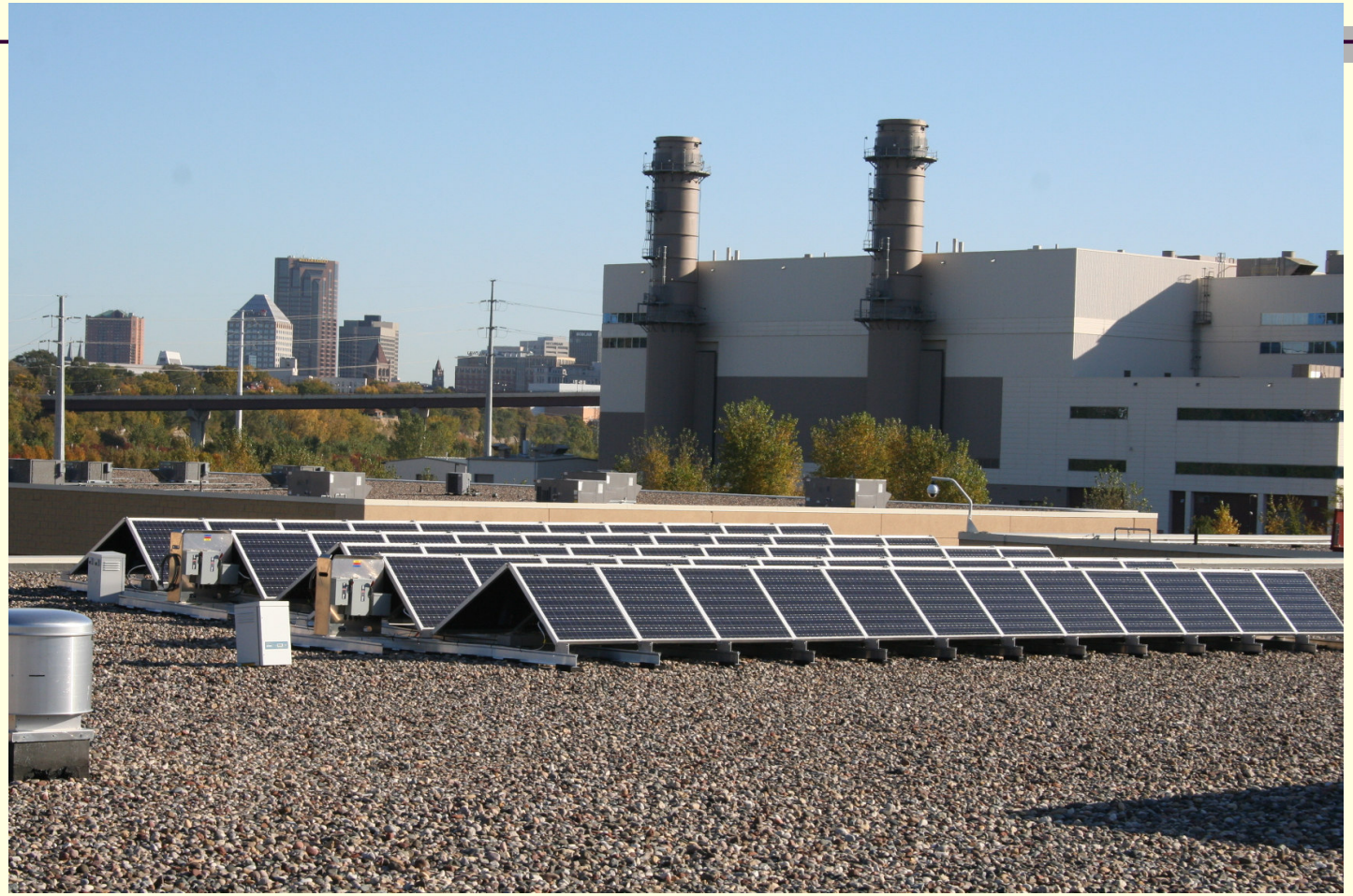
Mississippi Market, Saint Paul

Photovoltaic system on Mississippi Market on West 7th

Saint Paul

Solar thermal installation on a Saint Paul home

River Bend Industrial Park, Saint Paul



Solar thermal on a Wellington property at River Bend Industrial Park

Residential examples